

**Draft Barrio Logan Land Use Table**  
**November 1, 2010**

General Plan Land Use	Community Plan Designation	Use Considerations	Barrio Logan Plan Land Use Description	Density Range (du/ac)	Zones	Area
Parks, Open Space and Recreation	Open Space	None	Provides for open space lands that may have utility for: primarily passive park; conservation of land, water, or other natural resources; historic or scenic purposes; visual relief; or landform preservation. May also allow for active park uses.	N/A	OP-1-1 CC-3-4	Chollas Creek
	Parks and Recreation	None	Provides for areas designated for passive and/or active recreational uses, such as community parks and neighborhood parks. It will allow for facilities and services to meet the recreational needs of the community as defined by the Recreation Element.	N/A	CC-3-6 CO-2-2	Chicano Park
Residential	Residential - Low Medium	None	Provides for both attached and detached single-family housing within a low- medium-density range.	10 - 14 du/acre	RX-1-2	Boston Avenue south of 28 <sup>th</sup> and north of 32 <sup>nd</sup>
	Residential - Medium	None	Provides for attached, single-family housing within a medium-density range. New single-family development would be in the form of small lot townhomes and row home-style development. This area includes the Mercado Apartments.	15 - 29 du/acre	RT-1-2	National/Main from Dewey to Evans
	Residential – Medium High	Commercial Permitted	Provides for a range of multifamily housing within a high density range of 30 to 44 dwelling units per acre.*	30-44 du/acre	RM-3-7 CN-1-4	Community Village and Historic Core
	Residential – High	Commercial Permitted	Provides for a range of multi-family housing within a density range of 45 to 74 dwelling units per acre.*	45-74 du/acre	RM-3-9	Community Village

\*The State Density Bonus of up to 35% is not included as part of this calculation.

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Commercial Employment, Retail, and Services	Neighborhood Commercial (Alternative 1)	Residential Permitted	Provides local neighborhood convenience shopping, public, institutional and civic uses, and commercial services with a pedestrian orientation. Housing may be allowed only within a mixed-use setting.	15-29 du/acre	CN-1-3	Newton to Main from Evans to North of 28 <sup>th</sup>
	Neighborhood Commercial	Residential Permitted	Provides local neighborhood convenience shopping, public, institutional and civic uses, and commercial services with a pedestrian orientation. Housing may be allowed only within a mixed-use setting.	30-44 du/acre	CN-1-4	Community Village and Historic Core
	Community Commercial	Residential Prohibited	Provides for neighborhood and community shopping areas with retail, service, civic, and office uses. Residential development is prohibited.	N/A	CC-2-1 CC-2-3 CC-3-4	28 <sup>th</sup> and 32 <sup>nd</sup> corridors and Alt 1: Transition Zone
		Residential Permitted	Provides for shopping areas with retail, service, civic, and office uses for the community at large. Housing may be allowed only within a mixed-use setting up to a maximum of 44 dwelling units per acre.*	30-44 du/acre	CC-3-6	Community Village/ Mercado Area
	Office Commercial	Residential Prohibited	Provides for office uses with limited, complementary retail uses. Residential development is not permitted.	N/A	CO-2-1 CO-2-2	Logan Avenue north of Cesar Chavez and Transition Zone north of Evans
	Heavy Commercial (Alternative 2)	Residential Prohibited	Provides for retail sales, commercial services, office uses, and heavier commercial uses such as wholesale, distribution, storage, and vehicular sales and service that cater to the maritime industries.	N/A	CC-5-4	Newton to Main from Evans to North of 28 <sup>th</sup>

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<b>Institutional and Public and Semi-Public Facilities</b>	School/ Institutional	None	Provides a designation for uses that are identified as public or semi-public facilities in the community plan and which offer public and semi-public services to the community.	N/A	RM-3-7 CO-2-1	Perkins Elementary and Community College District
<b>Multiple Use</b>	Community Village	None	Provides housing up to 44 dwelling units per acre* in a mixed-use setting and serves the commercial needs of the community including the industrial and business areas. Integration of commercial and residential use is emphasized; civic uses are an important component. Community and neighborhood-serving retail uses, professional/administrative office uses, commercial recreational facilities and public and semi-public uses are an important components of the Community Village.	30-44 du/acre and 45-74 du/acre	RM-3-7 RM-3-9 CN-1-4 CC-3-6 CC-5-4 RT-1-5 CO-2-1 CO-2-2	Area between 16 <sup>th</sup> to Evans and Logan to Main Street
<b>Industrial Employment</b>	Light Industrial [Note: this is in Alternative 2 only]	Office Use Limited/ Residential Prohibited	Allows a wider variety of industrial uses by permitting a full range of light manufacturing and research and development uses, and adding other industrial uses such as storage that cater to the maritime industries west of Harbor Drive. Limited office and commercial uses are also permitted which are accessory to the primary industrial use. Industrial uses that have significant nuisance or hazardous effects are excluded as well as distribution and transportation terminal uses and all residential development.	N/A	IL-2-1	Alt 2: Transition Zone and Naval properties

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	Prime Heavy Industrial	Office Use Limited/ Residential prohibited	Provides for heavy industrial uses emphasizing base sector manufacturing, wholesale and distribution, and primary processing uses that may have nuisance or hazardous characteristics. For reasons of health, safety, environmental effects, or welfare these uses should be segregated from other uses. Residential and non-industrial uses, except corporate headquarters are prohibited.	N/A	IH-1-1 IH-2-1	Area West of Harbor Drive Alt 1: South of Wabash Alt 2: South of 32nd

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